

# 2 Barber Close Oswestry SY11 2UE



**4 Bedroom House - Townhouse**  
**Offers In The Region Of £299,950**

## The features

- BEAUTIFULLY PRESENTED FOUR BEDROOM HOME
- ENVIALE POSITION CLOSE TO LOCAL AMENITIES
- SPACIOUS LOUNGE AND BEDROOM 4/ HOME OFFICE
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH OFF ROAD PARKING AND GARAGE
- VERSATILE ACCOMODATION ACROSS THREE FLOORS
- FABULOUS FITTED KITCHEN WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- ENERGY PERFORMANCE RATING C



## \*\*\*FABULOUS FOUR BEDROOM FAMILY HOME\*\*\*

**An opportunity to purchase this beautifully presented family home, offering spacious and versatile living accommodation set over three floors, perfect for today's modern living.**

**Occupying an enviable position on this sought after road, just a short stroll into the Market Town centre and having ease of access to nearby transport links including the railway station at Gobowen and the A5/M54 motorway network being perfect for commuters.**

**Briefly comprising of impressive open plan kitchen/ dining room, bedroom and cloakroom on the ground floor. Lounge, Bedroom 3 and family bathroom on the first floor and principal bedroom with en suite and further bedroom on the second floor.**

**Having benefit of gas central heating, double glazing, driveway and garage with off road parking and enclosed rear garden perfect for entertaining.**

**Viewings essential.**

### Property details

#### LOCATION

Occupying an enviable position in a sought after location, the property is perfectly placed just a pleasant stroll, or a short drive from the popular market Town of Oswestry and having benefit of all it's amenities including school, banks, supermarkets, independent stores, restaurants, public houses, doctors, and churches. With ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury, the nearby railway station at Gobowen provides direct access to North Wales and Chester to the North and West Midlands and London to the south.

#### RECEPTION HALL

Entrance door leads into the Reception Hall, with staircase leading to the First Floor Landing. Radiator, doors leading off,

#### KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of blue shaker style fronted base level units comprising of cupboards and drawers with work surface over. One and a half bowl under mount sink, integrated double oven/ grill, inset four ring induction hob and extractor hood over. Integrated dishwasher with matching facia panel and space for freestanding American style fridge freezer. Further range of matching wall mounted units and kitchen island with breakfast bar overhang.

Space for family dining room. Radiator, storage cupboard and bi fold door opening to the Rear Garden. Further range of large matching units washing machine and tumble dryer integrated.

#### BEDROOM 4/ HOME OFFICE (GROUND FLOOR)

A versatile space with window to the front aspect. Radiator. Currently used as Bedroom 4, but holds great potential to be used as a home office/ study, perfect for those who work from home.

#### CLOAKROOM

With WC and wash hand basin. Radiator.

#### FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing, further doors leading off,

#### LOUNGE

Well lit with window and Juliet balcony to the rear aspect. TV and media point. Radiator.

#### BEDROOM 3

With window to the front aspect. Fitted wardrobes and radiator.

#### BATHROOM

With window to the front aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin with complimentary tiled splash back. Wooden effect laminate flooring. Heated towel rail, partially tiled walls.

#### SECOND FLOOR LANDING

Stairs leads from the first floor landing to the second floor landing. Door opening to storage cupboard with fitted shelving. Access to loft space, further doors leading off,

## **PRINCIPAL BEDROOM**

A good sized double bedroom with window to rear aspect, fitted wardrobes. Radiator, door leading into

## **ENSUITE**

With suite comprising of shower cubicle, wc and wash hand basin. Heated towel rail.

## **BEDROOM 2**

A good sized double bedroom with window to front aspect, fitted wardrobes. Radiator.

## **OUTSIDE**

Pathway leads to the front of the property and to the entrance door. Bordered by hedges.

To the rear of the property there is a driveway with ample off road parking and garage providing further space. The rear garden has a paved pathway leading down the garden, bordered by lawn and flower borders which are well stocked with range of shrubs. Decking area provides the perfect space for entertaining with friends and family. Enclosed with fencing.

## **GENERAL INFORMATION**

### **TENURE**

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

### **SERVICES**

We are advised that all mains are connected.

### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](http://Monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### **LEGAL SERVICES**

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.



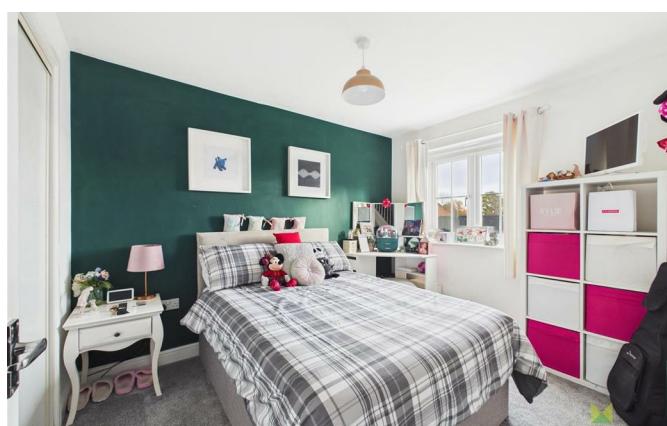
## **REMOVALS**

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

## **NEED TO CONTACT US**

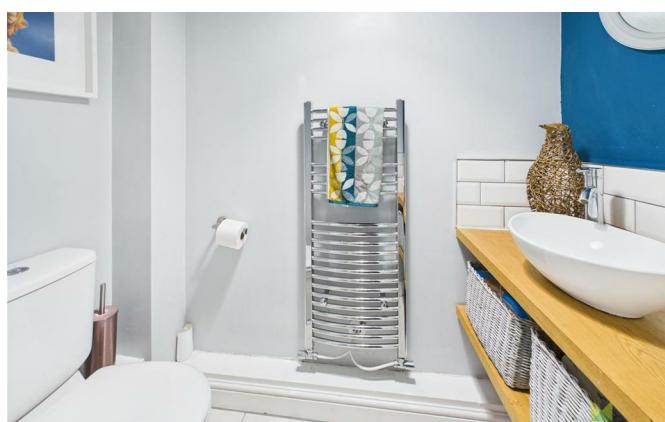
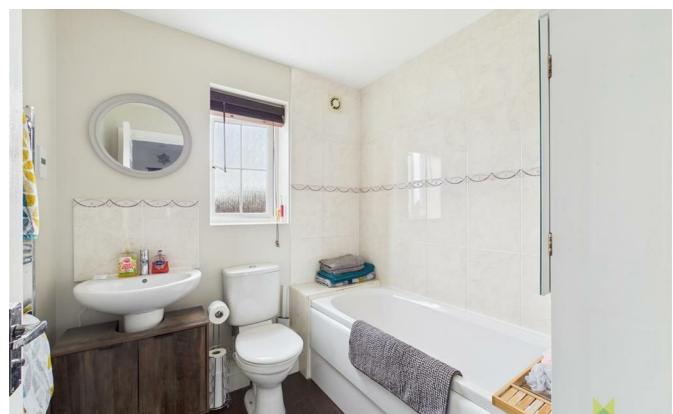
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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## Judy Bourne

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## Get in touch

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## Oswestry office

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Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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